

## Schedule of Submissions

### Comments from Landowners and Occupiers: Development Application – Perth Football Club Facility Redevelopment, Lathlain Park

Summary of Submission Types				
Submission Type	Number	Owner/Occupier of Land within ToVP or other LG		
		ToVP	Other	Unknown (not stated)
Objections	1	1	-	-
Support	23	21	2	-
No position stated or neither support or object	2	1	1	-
<b>Total</b>	<b>26</b>	<b>23</b>	<b>3</b>	-

No.	Owner and/or Occupier	Description of Affected Property	Submission Position	Submission Comments	Officer's Comments
1.	Owner (D23-71811)	Egham Rd Lathlain	Support	I think this is an amazing proposal. It will modernise the grandstand and continue to improve the Lathlain precinct.  New facilities for the Perth Football club will be great for the club. Im hugely supportive.	Noted.
2.	Owner (D23-71168)	Rayment St Lathlain	Support	N/A	Noted.
3.	Unknown (D23-71349)	Jarrah Rd East Victoria Park	No position stated	I need more information from the Town in regards to this proposed development which has been in discussion since 2019.	1. The redevelopment of the PFC site has been public knowledge since 2014 when the overall Lathlain Precinct Redevelopment Project was adopted. This project is called Zone 1 of the

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				<ol style="list-style-type: none"> <li>1. Why has it taken this long for the public to even find out this has even been a discussion?</li> <li>2. Who will be paying for the facility and other costs regarding this development?</li> <li>3. How much of the cost of this will be payed for by rate payers of the town?</li> </ol>	<p>broader redevelopment project and is the final stage with the other 6 stages being completed. A Lathlain Park Advisory Group was established following and EOI calling for community members to join the group in October 2021 and help guide the project. This advisory group has been engaged ever since and has been a key part of the projects progression. Most recently public consultation occurred in March 2022 on the concept design for the project. Since then the project has undergone ongoing development and progress aligned with the initial vision for the project.</p> <p>This year the project has gone to council as a public report for ABF and OCM meetings in February 2023, March 2023, April 2023, June 2023 and August 2023. The only confidential report was in May 2023 due it including commercial information of the PFC required for determining future lease parameters for the club.</p> <p>2. The project currently has the following funding commitments:</p> <ul style="list-style-type: none"> <li>• \$5 million – Town of Victoria Park Long Term Financial Plan and Annual Budget commitment to be allocated from the Future Fund Reserve.</li> <li>• \$4 million – State Government Grant</li> <li>• \$4 million – Federal Government Grant</li> <li>• \$1 million – West Coast Eagles</li> <li>• \$200,000 – Western Australian Football Commission</li> </ul>
4.	Owner (D23-70618)	O'Dea Street Carlisle	Support	N/A	Noted.
5.	Owner	Apollo Way Carlisle	Support	This is great for the area. An upgraded facility will bring additional business and visitors to the area.	Noted.

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	(D23-71167)				
6.	Owner (D23-70992)	Staines St Lathlain	Support	N/A	Noted.
7.	Occupier (D23-71812)	Staines St Lathlain	Support	I think this will be wonderful for the local community.	Noted.
8.	Owner (D23-71169)	Enfield St Lathlain	Support	Positivity impacted if the community space is available for resident use and not just organisations or community groups.	It is intended that the community space will be managed by the Town and will be made accessible to the community through hire at all times.
9.	Owner (D23-70526)	Rayment St Lathlain	Support	Excellent addition to the area.	Noted.
10.	Occupier (D23-72097)	Orton Rd Shenton Park	Neither support or object	<p>Current Acrod parking bays around the facility are placed upon plinths accessible by mountable curbs. This design is totally unsuitable for wheelchair, accessible vehicles that have a ramp at the rear. Ramps and petrol tanks invariably scraped the ground when attempting to scale the mountable curbs. These curbs are not mountable for rear entry wheelchair vehicles.</p> <p>I asked that this be taken into consideration in the sign of any Acrod parking bays in the vicinity of the new facility. Thank you.</p>	<p>The proposal includes one ACROD parking bay with adjoining shared bay along the eastern side of Goddard Street. The development will be required to comply with Part D3 of the Building Code of Australia – Access for People with Disabilities, including parking, sanitary facilities and tactile indicators in accordance with AS 1428.1, AS 1428.4, AS 1428.5 and AS/NZS 2890.6.</p> <p>The plans are to be assessed by a practicing qualified disability Access Consultant to confirm compliance with the Disability (Access to Premises – Building) Standards, Building Code of Australia and relevant Australian Standards.</p>
11.	Owner (D23-70614)	Goddard St Lathlain	Support	Will be great for the club and surrounding area. We would expect that builder/contractor parking/noise/delivery and storage of goods will be managed appropriately to reduce negative impacts on the street. Please keep the existing amount of parking available for public and basketball court/skate park to stay unaffected.	<p>The Town has recommended a condition of approval requiring a Construction Management Plan to ensure construction phase impacts are appropriately managed.</p> <p>The proposed redevelopment will retain the existing non-game day and game day use of the Goddard Street carpark (adjacent to the basketball court/skate</p>

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					park) to the north of the Perth Football Club area. These bays are available for public parking on non-game days.
12.	Owner	Riverview Rd East Victoria Park	Object	<p>Increased traffic and congestion on my way to work</p> <p>The Town needs to embed and improve what is already available within the current footprint</p> <p>Removal of more trees in this area is against the ToVP's earlier rhetoric regarding retaining our tree history</p>	<p>The new facilities are effectively a replacement of like-for-like facilities, which will generate few, if any, additional vehicle trips on the local road network than is currently generated by the existing facilities.</p> <p>The proposal is contained within the Zone 1 boundary of the Lathlain Park Management Plan, which is intended to accommodate the Perth Football Club and Community Centre.</p> <p>Proposed tree removal is minimal, with all but two trees intended to be retained. An additional seven semi-mature trees are proposed to be planted along Goddard Street, resulting in an overall increase in the number of trees at the facility.</p>
13.	Owner (D23-71629)	Temple St East Victoria Park	Support	Will not be impacted by the development but will be a bonus for the area and WAFL football.	Noted.
14.	Owner D23-71685	Lion St Carlisle	Support	N/A	Noted.
15.	Owner (D23-70891)	Howick St Lathlain	Support	<p>I am a Lathlain resident and very interested in the redevelopment of the grandstand at Lathlain Oval, mostly because I am concerned about the lack of indoor community spaces available in Lathlain. And I believe the new grandstand is an excellent potential solution to this problem.</p> <p>Lathlain is growing. In almost every street old houses on big blocks are being replaced by two new ones. Young families are moving in and the school is bursting full. Apart from the dilapidated scout hall the closest community meeting and function spaces are in Carlisle or Victoria Park.</p> <p>I was a member of the original Lathlain Park Management Plan Community Reference Group in 2016 when it was first proposed that the West Coast Eagles move to the area. I still believe this has been a massive positive</p>	<p>It is intended that the community space will be managed by the Town and will be made accessible to the community through hire at all times.</p> <p>The space has been designed to provide opportunity for a number of uses, such as celebrations, workshops, meetings, art exhibitions, and more, ensuring a platform for diverse community initiatives.</p>

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				<p>development that has delivered amazing outdoor spaces to our community. However throughout that process in 2016 and 2017 a lot was lost between the community priorities and the final outcome.</p> <p>For example, it was originally promised that the Eagles building would include indoor and outdoor spaces that the community could freely use. This was gradually lost in the subsequent development.</p> <p>Also, the original dog park was large and was not going to have any grassed areas following best practice design. In the end the dog park became much smaller and almost completely grassed.</p> <p>There are many other examples of small changes that were made through the process that resulted in losses to the community.</p> <p>I understand these things sometimes happen due to budget constraints, time pressures and competing priorities. But I am very keen to ensure this doesn't happen with the grandstand. Because indoor community spaces are so important and there have been lost opportunities in the recent past.</p> <p>Most notable the Community Centre in Lathlain Place, which was designed in the first phase of the Lathlain redevelopment (before the Eagles were moving in) is a massive lost opportunity.</p> <p>It is a great new home for the Community Nurse, Playgroup and Toy Library. But it is also a brand new building which is almost immediately useless to most of the community. It could have been so much more useful also housing function rooms, community spaces, shared facilities for all sorts of other groups and casual users as well.</p> <p>And the problem is now so obvious and stark because we have a one story Council building sitting squat next to a three story Commercial building. The commercial operators have seen the potential that the community missed out on. What a lost opportunity.</p> <p>Hopefully the redeveloped grandstand will fix this problem and not prove to be another lost opportunity.</p>	
16.	Owner	Kessak St Lathlain	Support	My family and I can enjoy a new, modern facility within walking distance and it will also add value to our property.	Noted.

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	(D23-71172)				
17.	Owner (D23-73343)	Bishopsgate St Lathlain	Support	Fully support the proposal and think it will be great for the area - aligning with the style of development that West Coast have undertaken is another positive. Only request is that the leaping Demons on the side of the old grandstand are retained in some form.	Noted. The proposal includes a level of reuse and repurposing of materials (such as bricks) from the existing facility. There is no requirement for the leaping demon feature to be retained, and its retention would be at the discretion of the Perth Football Club.
18.	Owner (D23-73085)	Rutland Ave Lathlain	Support	I like to attend football, but the current facilities are a no go zone if you use a wheelchair, they never open the new all access area on the other side of the oval, which they should be made to do.  I would ask that the disabled access consultants have carefully done their work on this new grandstand and surrounds.	The development will be required to comply with Part D3 of the Building Code of Australia – Access for People with Disabilities, including parking, sanitary facilities and tactile indicators in accordance with AS 1428.1, AS 1428.4, AS 1428.5 and AS/NZS 2890.6.  The plans are to be assessed by a practicing qualified disability Access Consultant to confirm compliance with the Disability (Access to Premises – Building) Standards, Building Code of Australia and relevant Australian Standards.  It is noted the new grandstand includes 15 universal seats. The applicant has indicated that disability access is an important consideration of the new facility, and disabled access within and around the facility will be further addressed at the detailed design stage.
19.	Owner (D23-74373)	Goddard St Lathlain	Support	We live opposite the proposed location, so will be directly impacted by any traffic conditions, heavy vehicles turning and increase in parking for site team. Noise, dust and other pollution no doubt, but happy with the proposed development as it looks nice and needs to be done. It's a shame it's not the larger older stadium being updated too. I believe there could be a greater facility being built with restaurant/bar for pre/post game and the general lathlain area.	Noted.  The existing PFC facility/grandstand is intended to be entirely demolished and is identified as a future development site, subject to separate development application.  A condition of approval is recommended for the proponent to install a raised traffic calming measure across Goddard Street, to the south of Staines Street. This treatment would incorporate a

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				Speeding is a problem down this road, so hope part of the plan is to include traffic calming measures for the additional pedestrians and indeed those locals crossing to use facilities and parks nearby.	pedestrian link to cross Goddard Street to access the new football club facilities and community centre. The raised treatment would slow vehicles passing the proposed on-street parking bays and loading zone to ensure a safe road environment.
20.	Owner (D23-75414)	Star St Carlisle	Support	Note that I'm an owner and occupier, however your web form does not support acknowledging this.  My wife and I live nearby and walk and cycle past this area regularly. The rest of the precinct has been upgraded and the amenity is greatly improved, we are looking forward to this next stage to beautify what is quite an old and bland area.	Noted.
21.	Owner (D23-75797)	Forillion Ave Bibra Lake	Support	This is a great development and with an 800 seat stand it makes Claremont and East Fremantle developments look second rate. The fact that there is provision for future development also means there is scope for further improvement to the existing facility.	Noted.  The future development site will be subject to separate development application.
22.	Owner (D23-75663)	Raleigh St Carlisle	Support	Support the proposal sooner the better	Noted.
23.	West Coast Eagles	Mineral Resources Park Bishopsgate Street, Lathlain	Support	I refer to the above listed Development Application for the proposed redevelopment of the existing grandstand and ancillary facilities currently occupied by the Perth Football Club (PFC) in Zone 1, the final zone of the Lathlain Precinct Redevelopment Project (LPRP) to be completed.  The West Coast Eagles (WCE) provides this correspondence as confirmation of support for the proposed redevelopment of Zone 1 and our contribution of \$1 million towards the new facility.  The redevelopment will provide modern facilities for recreation, sporting and community activities, as well as the ongoing growth of female participation in and the expansion of Australian rules football competitions in the local areas surrounding Lathlain and broader Western Australia.  Redevelopment of Zone 1 will continue to build on the positive contributions of WCE since relocating to Lathlain, including the development of an	Noted.

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				<p>Australian Football League standard oval for use by the local residents and community groups and ongoing delivery of the Community Benefits Strategy.</p> <p>WCE looks forward to continuing our collaboration with PFC, as co-tenants at Lathlain Park, and liaison with the Town of Victoria Park for the successful delivery of Zone 1.</p>	
24.	Public Transport Authority of Western Australia	N/A	Support	<p>Thank you for inviting the Public Transport Authority to comment on Development Application 5.2023.371.1 and the related Draft Lathlain Park Management Plan 2023.</p> <p>It is noted the relocation of the new entry to the grandstand is only 450m walking distance from the Victoria Park Station, shorter than the walking distance to the present entry and is located within the station's walking catchment area. PTA supports the preparation of a Parking and Movement Network Plan prior to the initial occupation of any development requiring planning approval. The Plan will promote use of public transport to access games at Lathlain Park to take advantage of Park and Ride facilities at other stations.</p> <p>PTA prepared Station Access Strategy (SAS) reports for each of the railway stations on its suburban passenger network. Station Access Strategy recommendations reflect the findings of site analysis, stakeholder engagement, literature review, geospatial analysis and mode share scenario modelling and promote cycling and walking access to railway stations. PTA's Victoria Park Station Access Strategy could assist the Town to develop effective and environmentally progressive alternative transport networks. PTA will provide copy of this Station Access Strategy to the Town on request.</p> <p>The PTA requests a copy of the Final Lathlain Park Management Plan 2023 and subsequent Parking and Movement Network Plans be sent to <a href="mailto:WAPCreferrals@pta.wa.gov.au">WAPCreferrals@pta.wa.gov.au</a> Should the Town have any queries in respect to the above comments, in the first instance please feel free to contact Imre Szito, Project Manager on 9326 3700 or <a href="mailto:imre.szito@pta.wa.gov.au">imre.szito@pta.wa.gov.au</a></p>	<p>A condition of approval is recommended by the Town, requiring a Parking Management Plan including details regarding the allocation of car bays, bicycle bays, loading/servicing bays and other parking, the strategies to promote the use of alternative transport options such as bicycles, public transport, ride sharing or walking.</p> <p>Broader review of the Victoria Park transport networks does not form part of this proposal. Where necessary, the Town will engage with the PTA separately in this respect.</p>



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25.	Unknown (D23-77456)	Goddard St Lathlain	Support	<p>Thank you for the advice of the development proposal.</p> <p>Whilst fully supporting the application, I am concerned no mention is made for provision of broadcasting support vehicles which currently park on the grass in the no parking area, removing bollards and digging up the ground.</p>	<p>The application proposes to utilise 4 x on-street parallel parking bays along the eastern side of Goddard Street for TV trucks and any supporting media vehicles on game days.</p> <p>The loading zone is of sufficient length to accommodate two of the largest TV trucks operated by the media production teams that televise events from Lathlain Park – with sufficient room for both TV trucks to operate the rear loader to unload and load TV equipment.</p>
26.	Perth Football Club	Goddard St Lathlain	Support	<p><b>Introduction</b></p> <p>As the tenant of "Zone 1" of the Town of Victoria Park's regional sport venue known as Lathlain Park, the Perth Football Club (PFC) supports the Initiative to submit a Development Application (DA) for a new multi-purpose facility due to concerns as to the deterioration of the existing facility, which was built in the mid to late 1950s.</p> <p>Almost 60 years later in 2013, the Town commissioned engineers GHD to provide the Town with a Condition Assessment Report which concluded there were significant potential health and safety hazard risks in the structure including damaged and/or aged construction joint sealant; brickwork elements; steel elements; and recommended a structural assessment of the roof support structure, an assessment of the existing usage and capacity of the grandstand, and future monitoring inspections.</p> <p>Over the past 10 years the Town has attended to relatively minor maintenance, while GHD's recommendations to address the structural deterioration have not been acted upon.</p> <p><b>Priority</b></p> <p>Also in 2013 Council adopted a Strategic Community Plan for 2013 to 2028 which states that "the Lathlain Precinct Redevelopment Plan, including the redevelopment of the PFC facility, is a key priority".</p> <p><b>Business Case</b></p>	<p>It is acknowledged the existing PFC buildings are out-of-step with contemporary sporting facilities of its kind across metropolitan Perth, and this is recognised in the Lathlain Park Management Plan.</p> <p>Comments regarding funding are noted and are subject to separate negotiation with the Town, outside of its consideration of the submitted development application.</p> <p>The application is supported and recommended for approval by the Town's officers.</p>

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				<p>In 2015 PFC adopted a "Business Case for Lathlain Precinct Project; Zone 1" which, at the time estimated a project cost of \$1Smillion. PFC proceeded to secure funding in the form of funding grants from Federal Government, State Government and the Town, raising funding commitments totalling \$14.2 million.</p> <p><b>Funding</b></p> <p>Ten years on the submission of a DA based on a modern facility which can accommodate football activities as well as community space is welcomed by PFC, however the current cost estimate of the redevelopment at \$24 million now has a funding shortfall of almost \$10 million.</p> <p><b>Support</b></p> <p>Notwithstanding the escalation of construction costs across the board in the past 8 years, PFC is committed to assisting with additional funding and is hopeful that the Town will also participate in the sourcing of funding to ensure the viability of the submitted DA to deliver a state of the art facility which will benefit local football and the Lathlain community, provide opportunities for an expansion of football services, in particular the growth around women's football and the pursuit of an establishment of a Centre of Excellence for women's football.</p>	